

72 Sunrise Heath  
Cochrane, Alberta

MLS # A2265940



**\$724,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,109 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

Exceptional value in Sunset Ridge || Introducing the Mount Rundle by Douglas Homes Master Builder —; a thoughtfully designed two-storey home with a full 9-ft walk-out basement, 3 + 1 bedrooms, 3 full bathrooms, and a flex room on the main floor. With its 26-ft wide design, this home balances modern comfort and practical living. The main floor features 9-ft ceilings, engineered hardwood floors, a bright great room with an electric fireplace, and a well-appointed kitchen with quartz countertops and stainless-steel appliances. A full bath and flex room on this level add everyday versatility —; ideal for guests or a home office. Upstairs, you'll find a spacious loft and three bedrooms, including a primary suite with dual walk-in closets and a private ensuite with double vanities. A treated wood deck completes the rear yard for easy outdoor enjoyment. If you have a young family, RancheView School (K—8) is just a few blocks away and St. Timothy High School is only minutes down Sunset Boulevard. The future community centre and a third school, when that's done, will be within short walking distance. Weekend escapes to the mountains are a scenic 40—45 minutes away, while your commute back to Calgary takes roughly 30 minutes —; about the same to Costco and 45 to the airport.